

#56

ORDINANCE NO _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 10633 MANCHACA ROAD AND CHANGING THE
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
4 NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY
5 (LR-MU-CO) COMBINING DISTRICT
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN
8

9 **PART 1** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to neighborhood
11 commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the
12 property described in Zoning Case No C14-2007-0138, on file at the Neighborhood
13 Planning and Zoning Department, as follows
14

15 A 1 548 acre tract of land, more or less, out of the Walker Wilson Survey No 2,
16 Abstract 27, in Travis County, more particularly described by metes and bounds in
17 document No 1999111147, amended by Document 2000054580, recorded in the
18 Official Public Records of Travis County, Texas, and,
19

20 The 1 548 acre tract includes a 0 627 acre tract of land, more or less, out of the
21 Walker Wilson Survey No 2, Abstract 27, Travis County, the 0 627 acre tract of
22 land being more particularly described by metes and bounds in Exhibit "A"
23 incorporated into this ordinance (the "Property"),
24

25 locally known as 10633 Manchaca Road, in the City of Austin, Travis County, Texas, and
26 generally identified in the map attached as Exhibit "B"
27

28 **PART 2** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following conditions
30

31 A site plan or building permit for the Property may not be approved, released,
32 or issued, if the completed development or uses of the Property, considered
33 cumulatively with all existing or previously authorized development and uses,
34 generate traffic that exceeds 2,000 trips per day
35
36

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the neighborhood commercial (LR)
3 base district, the mixed use (MU) combining district, and other applicable requirements of
4 the City Code

5
6 **PART 3** This ordinance takes effect on _____, 2007
7

8
9 **PASSED AND APPROVED**

10
11 §
12 §
13 _____, 2007 § _____
14 Will Wynn
15 Mayor
16

17
18 **APPROVED** _____ **ATTEST** _____
19 David Allan Smith Shirley A Gentry
20 City Attorney City Clerk

EXHIBIT A

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

615 PARK CROVE DRIVE ▲ SUITE 102 ▲ KATY TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.2133 FAX

10633 Manchaca Road

A tract or parcel of land containing 0.627 acres (27,313 square feet) located in the Walker Wilson Survey No. 2 Abstract 27 Travis County Texas said 0.627 acre tract being known as that same certain tract of land as described in instrument recorded in Document No. 200013431 of the Official Public Records of Travis County Texas said 0.627 acre tract of land being more particularly described by metes and bounds as follows with bearings based on recorded deeds

BEGINNING at a point for corner being the beginning of a curve to the right at the intersection of the West right of way line of Old Manchaca Road (70 feet in width) and the South right of way line of F. M. 2304 (Manchaca Road right of way width varies) said point for corner also being the **POINT OF BEGINNING** of the herein described tract

THENCE in an Easterly direction along the said West right of way line of Old Manchaca Road with a curve to the right having a radius of 25.00 feet a central angle of 66 degrees 25 minutes 19 seconds an arc length of 28.98 feet a chord that bears North 79 degrees 07 minutes 56 seconds East a distance of 27.39 feet to a point for corner being the most Northerly Northeast corner of the herein described tract

THENCE South 45 degrees 55 minutes 17 seconds West a distance of 92.12 feet to a point for corner being a point for angle of the herein described tract

THENCE South 00 degrees 22 minutes 04 seconds West a distance of 235.08 feet to a point for corner being a point for angle of the herein described tract

THENCE South 44 degrees 37 minutes 58 seconds East a distance of 28.28 feet to a point for corner being a point for angle of the herein described tract

THENCE South 89 degrees 38 minutes 00 seconds East a distance of 138.30 feet to a point for corner lying in the said West right of way line of Old Manchaca Road said point for corner being a point for angle of the herein described tract

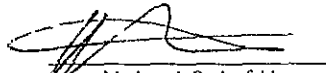
THENCE South 03 degrees 21 minutes 33 seconds East along the said West right of way line of Old Manchaca Road a distance of 15.03 feet to a point for corner being the North corner of Lot 1 Block A of Saddlewood Estates Section One an addition in Travis County Texas according to the map or plat thereof recorded in Document No. 200000043 of the Official Public Records of Travis County Texas said point for corner also being the East corner of the herein described tract

THENCE North 89 degrees 37 minutes 56 seconds West along the North line of Lots 1, 2, 3 and 4 Block A of Saddlewood Estates Section One a distance of 255.28 feet to a point for corner being the West corner of said Lot 4 Block A of Saddlewood Estates Section One said point for corner lying in the East line of that certain 4.720 acre tract of land conveyed to Mark Reynolds as described in instrument recorded in Volume 12625 Page 970 of the Official Public Records of Travis County Texas said point for corner also being the South corner of the herein described tract

THENCE North 00 degrees 22 minutes 04 seconds East along the said East line of Reynolds tract a distance of 200.00 feet to a point for corner lying in the said South right of way line of F. M. 2304 (Old Manchaca Road) said point for corner being the North corner of said Reynolds tract said point for corner also being the West corner of the herein described tract

THENCE North 47 degrees 00 minutes 00 seconds East along the said South right of way line of F. M. 2304 (Old Manchaca Road) a distance of 116.22 feet to a point for corner being a point for angle of the herein described tract

THENCE North 45 degrees 55 minutes 17 seconds East along the said South right of way line of F. M. 2304 (Old Manchaca Road) a distance of 70.62 feet to the **POINT OF BEGINNING** and containing 0.627 acres (27,313 square feet) of land

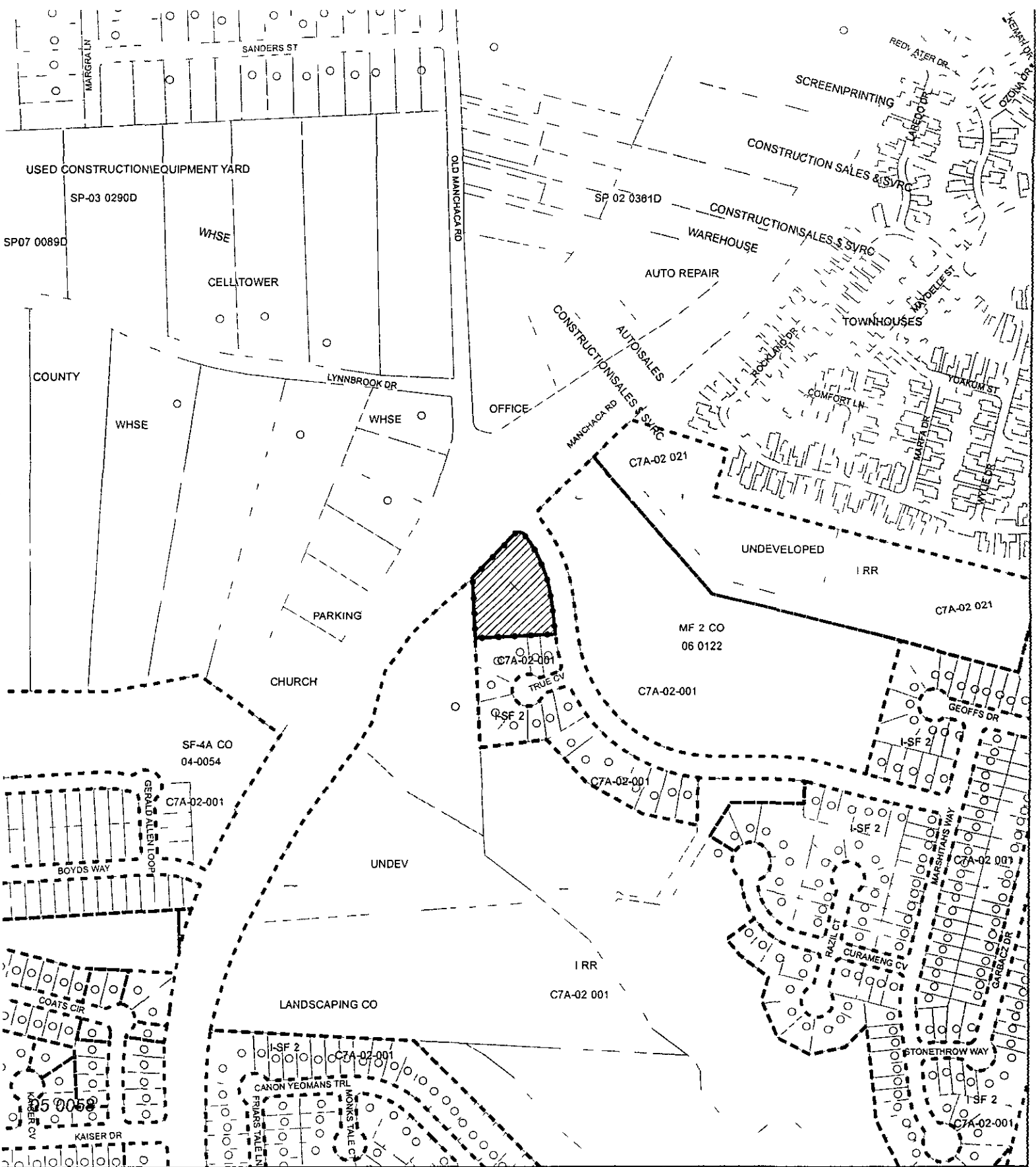


Mathew J. Probstfeld
Registered Professional Land Surveyor
State of Texas No. 4985
January 29, 2007



This metes & bounds description was prepared from recorded plats and deeds of record in addition to the ground survey

Y:\Metes & Bounds\Saddle Creek WQP 1 0.627 Ac.doc



Subject Tract



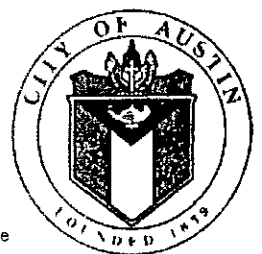
Zoning Boundary



Pending Cases

ZONING EXHIBIT B

CASE# C14 2007 0138
 ADDRESS 10633 MANCHACA RD
 SUBJECT AREA 1 548 ACRES
 GRID E13
 OPERATOR W RHOADES



1 = 400

OPERATOR S MECKS

This map has been produced by GIS Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness